Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/23/15 14:27 3 pgs
Fees:18.00 Taxes:693.38
20150223-0015515

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $187,400.00

Affiant

Subscribed and sworn to before me, this 20th day of February, 2015.

Notary Public
My commission expires: 11-6-2017

BRENDA ZITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

06-1501-75929

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Ellis 284 Clearlake Dr. W. Nashville TN 37217	First National Bank McMinnville 1608 Williams Drive, Ste. 301 Murfreesboro, TN 37129	136-06-0-070.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vickie R. Malbrue unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ryan Ellis an unmarried man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 303, on the Plan of Section Five, Priest Lake Park, of record in Book 4460, Pages 174, 175, and 176, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vickie R. Malbrue, unmarried by deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., dated March 8, 2007, recorded March 13, 2007, of record in Instrument No. 20070313-0030580, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 284 Clearlake Dr. W., Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of February, 2015.

Vickie R. Malbrue

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vickie R. Malbrue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 20th day of February, 2015.

Notary Public

My Commission expires

12-27-15

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017